

For Sale or Lease  
**±192,624 SF**  
Redevelopment Site



## Gulton Center

### Durham Avenue, Metuchen, New Jersey

#### Property Features

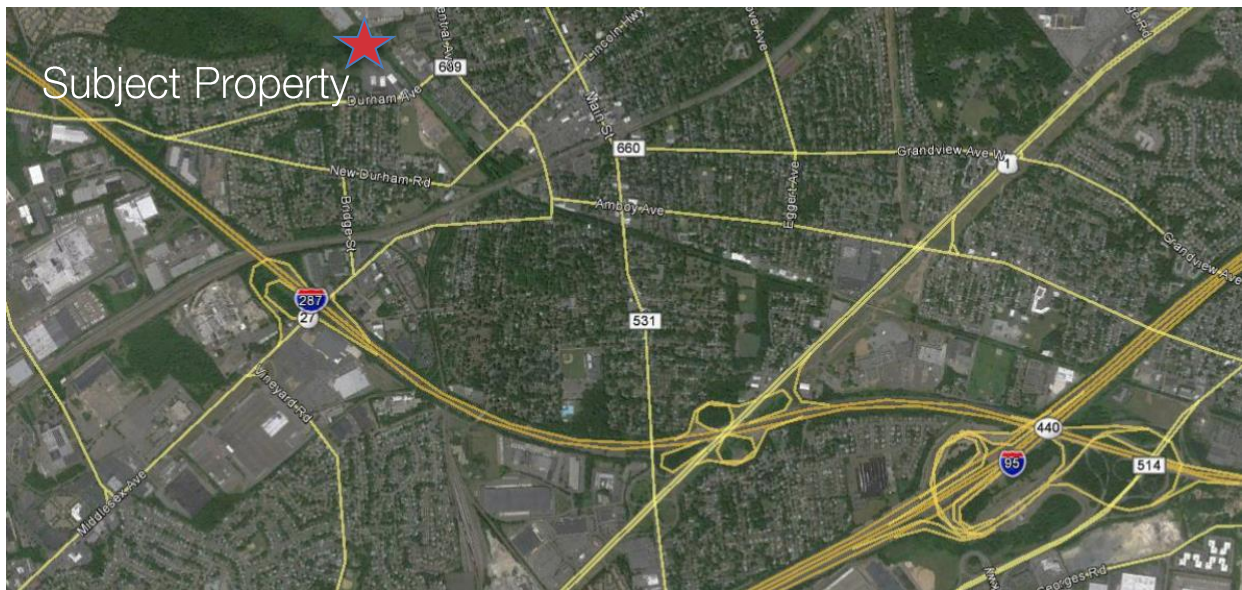
- Four buildings totaling ±192,624 sq. ft.
- Situated on 28+/- acres
- Currently zoned LI and R2
- Ideally located minutes from Route 287 (at Exit 4) and close to Route 1 and Route 27.
- Drive-in and tailboard loading available
- Close to Metuchen Train Station
- Ample parking
- Lease financials upon request

Building 1	43,167 sf Office
Building 1A	13,200 sf Office
Building 3	39,160 sf Warehouse
Building 3A	22,400 sf Warehouse/Office
Building 3B	10,530 sf Warehouse
Building 4	76,047 sf Office







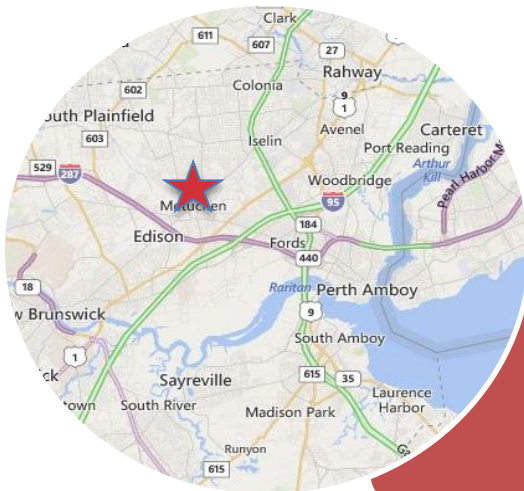


The Borough of Metuchen is located 25 miles southwest of Manhattan and 2 miles west of where the New Jersey Turnpike intersects with the Garden State Parkway. Its southern boundary is defined by Interstate 287 where that interstate changes into Route 440 and continues eastward into Staten Island becoming the West Shore Expressway.

The Borough is conveniently served by the New Jersey Transit Northeast Corridor Line from New York to Trenton with a stop at Main Street in the Borough's downtown. This station also serves as a connection point for many local New Jersey Transit bus routes.

### Driving Distances from Property

Newark/Elizabeth Ports	20 Miles
Newark International Airport	15 Miles
Manhattan	25 Miles
JFK International Airport	45 Miles
Philadelphia	60 miles



## Metuchen, New Jersey

**NAI DiLeo-Bram & Co.**

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